



10, Coach House Court

| Wragby | LN8 5PE

£800 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

10

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THE COACH HOUSE

A Charming Two-Bedroom Barn Conversion in the Heart of Wragby

Situated in the heart of the popular village of Wragby, The Coach House is a delightful semi-detached barn conversion that combines character, charm and practicality. This unique two-bedroom home offers an appealing blend of traditional features and comfortable living, making it an ideal choice for first-time buyers, couples or those looking to downsize.

The property offers well-proportioned accommodation, thoughtfully arranged to create a welcoming and functional living environment. With two bedrooms and a conveniently located bathroom, the home provides comfortable accommodation for individuals, couples or a small family. Retaining the character and appeal of its original barn origins, The Coach House offers a distinctive alternative to more conventional homes.

One of the property's key attractions is its convenient village location. Wragby offers a range of local amenities and benefits from good road links to the surrounding towns of Horncastle and Louth, as well as access to the beautiful Lincolnshire countryside. Whether commuting, enjoying the local area or making the most of nearby shops and facilities, residents can benefit from a balance of village living and everyday convenience.

The Coach House presents a wonderful opportunity to acquire a characterful home in a desirable village setting, offering charm, practicality and an appealing place to call home. Additionally, the property includes parking for one vehicle, ensuring convenience for residents.

ENTRANCE HALL

Storage cupboard, wall mounted storage heater, door leading to cloak room, staircase to the first floor accommodation.





CLOAK ROOM

Low level flush wc, wash hand basin.

LOUNGE DINER

17'11" max x 16'8" max (5.46 max x 5.08 max)

KITCHEN

8'2" x 8'1" (2.49 x 2.46)

LANDING

BEDROOM ONE

13'8" ex robes x 9'9" (4.17 ex robes x 2.97)

BEDROOM TWO

10'5" x 8'7" (3.18 x 2.62)

SHOWER ROOM

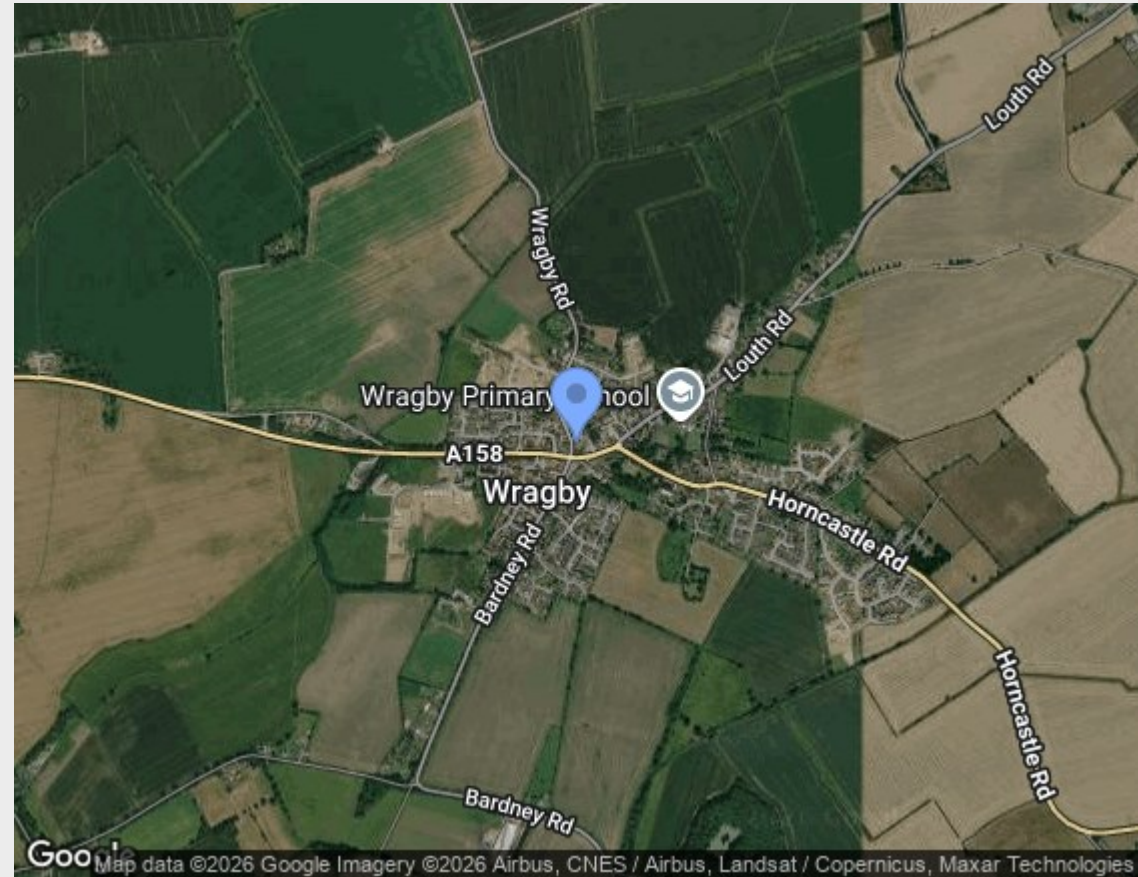
8'3" x 6'0" max (2.51 x 1.83 max)

SHOWER ROOM

OUTSIDE

Court yard to the front elevation offering parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.